

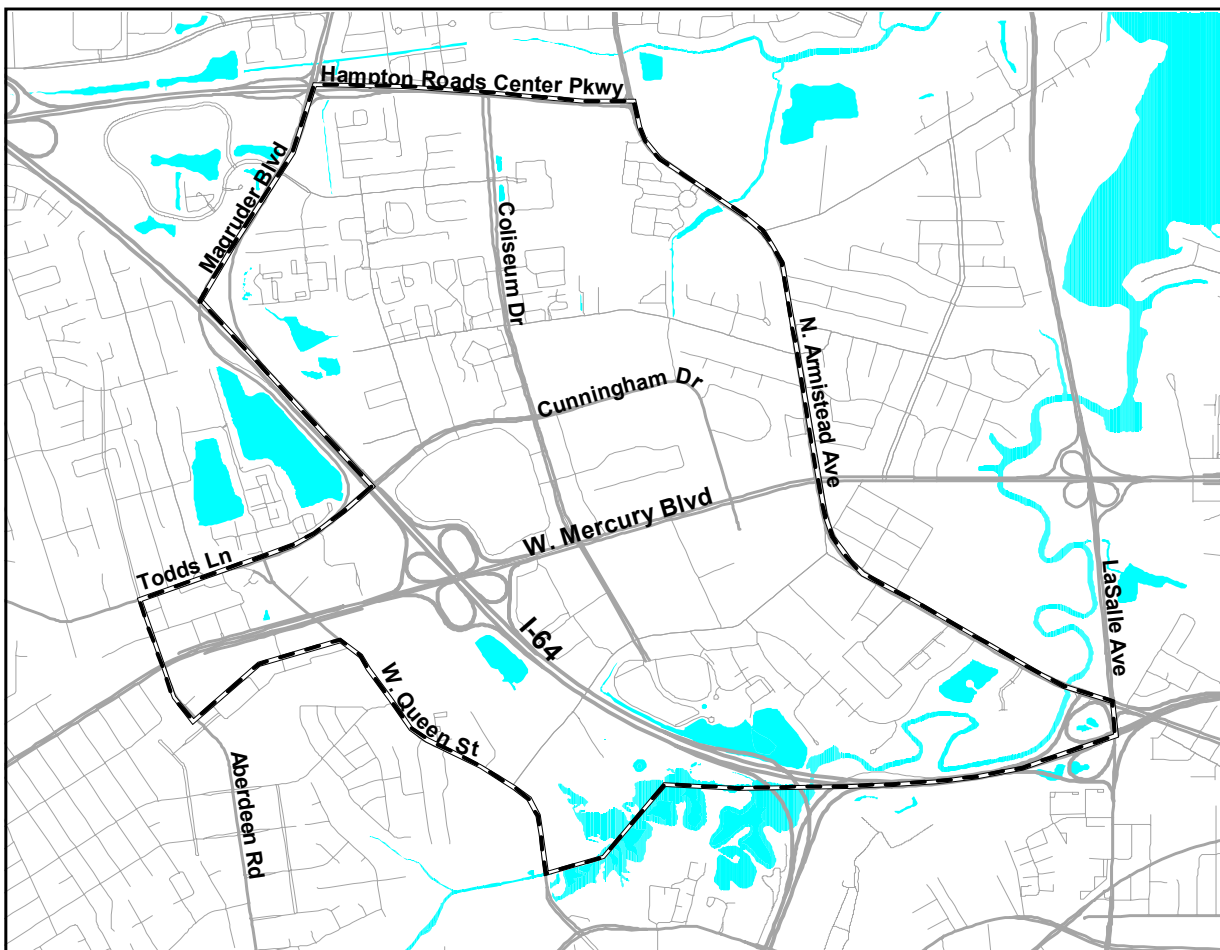
Article XV. Special Public Interest – Coliseum Central District (SPI-CC) (6/1/00)

Sec. 17.3-113. Intent.

The SPI-Coliseum Central District (SPI-CC) is an overlay district that augments the underlying base zoning of properties within the Coliseum Central area. The intent of the district is to raise the overall quality of development in the City's main retail area through creative design and high quality materials. In those instances where there is a conflict between the requirements of the base zoning and this overlay, the overlay requirements shall prevail.

Sec. 17.3-114. Boundary and Application.

The SPI-CC District and the standards herein shall be applicable only to properties within the boundaries of the Coliseum Central Business Improvement District (CCBID), as illustrated below:



However, the standards of the SPI-CC District shall not be applied to any residentially zoned or residentially developed properties within the boundaries shown above.

Sec. 17.3-115. Definitions.

For the purposes of this Article, the following definitions shall apply:

- (1) "New development" shall be construed to mean (1) any physical improvement to land that, at the time of site plan submission, contains no structures; or (2) any physical improvement to land that, at the time of site plan submission, contains structures that will be removed or destroyed by the proposed development to the point that exceed seventy five percent (75%) of the current replacement value.
- (2) "Coliseum Central Design Review Committee" (CCDRC) shall be construed to mean a committee composed of three City representatives -- the Planning Director (or his designee), the Zoning Administrator (or his designee), the Site Plan Coordinator (or his designee), and three community representatives (with one alternate) chosen by the Coliseum Central Business Improvement District Board, or its successor. The community representatives do not have to be members of the Board.

Sec. 17.3-116. Limitations on Permitted Uses.

- (1) Permitted uses shall be defined by the base zoning of the individual properties; however, the following uses shall not be permitted:
  - (a) boarding houses;
  - (b) funeral homes;
  - (c) mobile/manufactured home parks and subdivisions;
  - (d) pawnshops;
  - (e) rooming houses;
  - (f) sign painting shops; and
  - (g) turkish baths.
- (2) Permanent outdoor sales, displays, and storage shall be permitted only within a physically defined area that is shown on the site plan, and all physical improvements

defining that area must be constructed of materials comparable to the primary building(s) on the site.

- (3) Temporary or promotional events conducted outside must have the prior approval of the Zoning Administrator.
- (4) Noncommercial and commercial communication towers, satellite dishes and transmission antennae (with the exception of building mounted antennae) shall not be located between any building and an existing or proposed public right-of-way. All noncommercial communication towers in excess of seventy five feet (75') in height, all commercial communication towers, and all commercial building mounted antenna shall be subject to securing a Use Permit.

#### Sec. 17.3-117. Site Design.

- (1) The purpose of the following design guidelines is to ensure a consistent, integrated development pattern that will support the efforts of the CCBID to create a distinct sense of place for Coliseum Central. The site design objectives are as follows:
  - (a) establish the image of Coliseum Central as a contemporary, vibrant, retail/mixed use area that is harmoniously integrated into the indigenous water-oriented ecosystem unique to Hampton;
  - (b) promote economic growth in the Coliseum Central District;
  - (c) encourage high quality development, allowing for the diversity of uses while avoiding detrimental uses and poor location of appropriate uses;
  - (d) encourage high quality of the design and materials used in public open spaces, gateways, streetscape, parcel development, buildings and signage;
  - (e) create a sense of place through the use of physical improvements that clearly define the geographic district (i.e., edge treatments, landmarks and repetitive design elements); and
  - (f) visually and functionally connect and define the Coliseum Central District.
- (2) As a means of implementing the objectives stated above, the following minimum standards shall be met:
  - (a) Green area on the site must meet the following:

- (i) at least ten percent (10%) of the total site area, or the percentage required by the parking setbacks and parking lot green area requirements, whichever is greater. All green areas shall be irrigated and landscaped with a combination of sod, evergreen and deciduous trees, and evergreen shrubs. Minimum tree caliper at installation, measured two feet (2') above grade, should be four inches (4") for shade or street trees, three inches (3") for specimen or character trees, two and one half inches (2-1/2") for evergreen trees, and two inches (2") for flowering trees. Shrubs shall be at least two feet (2') in height at installation.
  - (ii) at least ten percent (10%) of the paved parking surface, including drive aisle and access. Such green space shall be located within the paved parking area and aggregated into areas of not less than five hundred eighty five (585) square feet; with a minimum dimension of twelve feet (12'). This interior parking green area shall count toward the overall green area requirements for the site, as required above.
- (b) All buildings, including parking structures, shall be set back:
- (i) at least fifty feet (50'), or twice the building height, whichever is greater, from any property line abutting Interstates 64 or 664; however, this setback shall not be required to exceed one hundred feet (100');
  - (ii) at least twenty five feet (25'), or twice the building height, whichever is greater, from any property line abutting access ramps to Interstates 64 or 664; however, this setback shall not be required to exceed fifty feet (50');
  - (iii) at least thirty five feet (35'), or twice the building height, whichever is greater, from any property line abutting Mercury Boulevard, Hampton Roads Center Parkway or Magruder Boulevard; however, this setback shall not be required to exceed eighty feet (80');
  - (iv) at least twenty feet (20') from any property line abutting any other existing or proposed right-of-way; and

- (v) at least fifteen feet (15') from any property line not abutting an existing or proposed public right-of-way.
- (c) All surface parking areas shall be set back:
  - (i) at least fifty feet (50') from any property line abutting Interstates 64 or 664, Hampton Roads Center Parkway, or Magruder Boulevard;
  - (ii) at least twenty five feet (25') from any property line abutting an access ramp to Interstates 64 or 664;
  - (iii) at least fifteen feet (15') from any property line abutting any other existing or proposed public right-of-way;
  - (iv) at least ten feet (10') from any side property line not abutting an existing or proposed public right-of-way;
  - (v) at least ten feet (10') from any rear property line not abutting an existing or proposed public right-of-way; and
  - (vi) at least fifteen feet (15') from any rear or side property line that abuts property that is either zoned or developed residentially.
- (d) All buildings should be faced on all sides with durable, attractive, high quality materials, comparable to brick masonry unit, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, stone, or architectural metal panels. In general, the elevations that are visible from existing or proposed public right-of-way should have a combination of primary and accent materials. In no instance shall EIFS, corrugated metal, pre-engineered metal or exposed metal wall systems be used as primary exterior finish. Where parking structures are used, the exterior facades shall be comparable to adjacent structures on the same property with respect to materials, accents, color, etc.
- (e) Architectural elements (e.g. awnings, canopies and arcades) shall be incorporated into the building design to achieve pedestrian shelter, add prominence to building entrances, or enliven the building façade at the pedestrian level. Awnings and canopies are exempted from the building setbacks in (b) above; however, this exemption does not include canopies over gasoline pumps.

- (f) With the exception of flat roofs, all roof materials shall be durable, high quality materials, comparable to standing seam metal, wood shakes or architectural grade asphalt shingles.
- (g) Rooftop equipment shall be positioned and/or screened from public view. Screening shall be accomplished through use of parapets or other opaque walls constructed of materials complementary to the exterior walls.
- (h) Fencing shall be of durable materials that incorporate architectural features from the primary building(s) on the site; however, the use of chain link fencing, electrified fencing, barbed wire or razor wire is expressly prohibited.
- (i) All exterior ground mounted equipment (e.g. HVAC, utility boxes, control boxes) shall be screened from public view with fences, walls, and/or landscaping.
- (j) Stormwater facilities shall be designed for both environmental effectiveness and aesthetic impact on the overall development.
- (k) When lighting is deemed necessary to provide a sense of comfort and security to a site development, lighting shall be designed for environmental effectiveness as well as aesthetic impact on the overall development, including but not limited to walkways, green areas, parking areas, exterior sales and display areas, building facades, canopies, awnings, and signage. The minimum standards for site lighting are as follows:
  - (i) Parking Areas/Streets:
 

All lighting shall be directed downward and inward to the site.

All lighting fixtures shall be "cut-off" fixtures as defined by IESNA.

The light source of all light fixtures shall be shielded so that direct illumination is focused exclusively on the site to minimize spillover to adjacent properties and road rights-of-ways.

Recessed light fixtures may be use as an alternative.

Lighting poles and fixtures shall be no more than forty (40) feet above grade and provide a minimum light level of .5 foot-candles and the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1.
  - (ii) Gasoline Pump Island Canopies:

Canopy light fixtures shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so the light source is not visible from adjacent properties and road rights-of-ways.

As an alternative (or supplement) to recessed ceiling lights, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. In such case, light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.

Lights shall not be mounted on the top or sides of canopies, and the canopy sides shall not be illuminated.

Light levels of 1.0 foot-candles shall be permitted, but no more than 5.0 foot-candles and the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1.

(iii) Exterior Sales/Display Areas:

All lighting fixtures shall be "cut-off" fixtures as defined by IESNA.

Areas designated as parking or passive vehicle storage/vehicle or recreational vehicle sales shall meet the minimum requirements for parking areas.

Light fixtures shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties and road rights-of-way.

Fixtures shall be mounted no more than twenty-five (25) feet above grade and light levels of 1.0 foot-candles shall be permitted but no more than 5.0 foot-candles and the uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1.

(iv) Building Lighting

Lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building façade. Lighting fixtures shall not be directed toward adjacent properties or road rights-of-way.

Illumination levels on any vertical surface or angular roof shall not exceed 5.0 foot-candles.

(v) Landscape Lighting:

Permanent "twinkle" lights, which emit a non-blinking white light, shall be permitted in trees as an aesthetic enhancement for pedestrian areas. Such

lights shall not be attached with nails, staples or other hardware, which would penetrate a tree's bark. Periodic maintenance shall be required to ensure that such lights remain in proper operating condition, including periodic re-stringing of the lights to prevent girdling of tree branches.

- (3) In an effort to allow maximum utilization of the site, alternatives to the requirements of (2) above may be permitted upon the approval of the CCDRC. Such approval shall be based on the development proposal's ability to meet the overall intent of Section 17.3-117(1), and may include the following:
  - (a) The provision of an alternative building design in place of the typical franchise requirement, including form, style, materials, and colors. However, building materials shall meet the minimum standards as described in (2) above.
  - (b) Pitched roof design with a slope between 4:12 and 12:12 (rise:run) along the primary building façade, and a variable roof line which may include raised accent elements such as dormer windows, chimneys, etc.
  - (c) The provision of a solid-to-void ratio 1:1 (forty to sixty percent (40-60%) solid walls and sixty to forty percent (60-40%) windows or doors) for the primary facades of commercial storefronts and 3:1 (sixty five to eighty five percent (65-85%) solid walls and thirty five to fifteen percent (35-15%) windows or doors) for the primary façade of all other buildings, with the exception of parking structures.
  - (d) The provision of water features, fountains, and/or sculptures in keeping with the theme set forth in the Coliseum Central Business Improvement District Master Plan.
  - (e) The provision of site furnishings (e.g. benches, trash receptacles, bicycle racks, decorative bollards, planters, etc.) and bus shelters. Furnishing placement shall be consistent throughout the subject site in relation to adjacent buildings and pavement edges and will not be required to meet minimum setback requirements.
  - (f) The provision of wrought iron, steel, or aluminum picket fence sections between masonry columns for fencing within the front yards of properties which are not intended to screen areas from public view.



- (g) Use of alternative pavement materials and treatments to create a unified appearance, to emphasize special site characteristics, to provide porous parking surface, or to designate various pedestrian/circulation routes. Alternate paving types include but are not necessarily limited to modular pavers (brick, stone, concrete), colored concrete, patterned concrete, porous concrete and geoblock. The use of porous asphalt will not be permitted.
- (h) The provision of a uniform lighting design that enhances site aesthetics. Design consideration should include fixture type, light source type, height of mounted fixtures, lighting levels, glare, sky glow, and color (CRI value).
- (i) The provision of pedestrian corridors (i.e. paved pathways and landscaped green areas) through parking areas.

Should any request for an increase in lot coverage, or a reduction in building or parking setbacks, be denied by the CCDRC, the request may be forwarded to the Board of Zoning Appeals in the form of a variance. The CCDRC shall forward the rationale for their decision to the Board of Zoning Appeals for consideration.

#### Sec. 17.3-118. Parking and Loading.

Off-street parking and loading area shall be provided as required by Chapter 19 of this Ordinance; however, a maximum of thirty three percent (33%) of the required parking spaces may be compact spaces. The minimum dimensions for compact spaces shall be eight feet by eighteen feet (8' x 18'), with a twenty four foot (24') back aisle. All compact spaces must be clearly marked as such in the parking lot. Where compact spaces abut a green space, median or walkway that is at least ten feet (10') wide, the length of the space may be reduced to seventeen feet (17').

Sec. 17.3-119 is reserved.